

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 5, 2008

Alabama Power Company
P.O. Box 2641
Birmingham, AL 35291

Re: Case #SUB2008-00248
Commuters Farm Subdivision, Resubdivision of Lot 1
4166 Dozer Lane
(Northwest corner of Dozer Lane and U. S. Highway 90 West Service Road).
1 Lot 1.3± Acres

Dear Applicant(s) / Property Owner(s):

At its meeting on December 4, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication, if applicable, of sufficient right-of-way to provide a minimum 150' as measured from the centerline of Nevius Road, and the labeling of the maximum and minimum dimensions of its varying right-of-way;**
- 2) **dedication of sufficient right-of-way to provide a minimum 30' as measured from the centerline of Dozer Lane;**
- 3) **provision of an adequate radius at the intersection of Nevius Road and Dozer Lane;**
- 4) **placement of a note stating that the subdivision is limited to two curb cuts to each street, with the sizes, locations, and designs to be approved by County Engineering and ALDOT and conform to AASHTO standards;**
- 5) **labeling of the lot with its size in square feet (in addition to acreage), or the provision a table on the plat with the same information;**
- 6) **placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 7) **placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and**
- 8) **submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.**

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After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one year, or the Tentative Approval will expire.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Polysurveying Engineering – Land Surveying
Mr. Sidney Pace